

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest

Michael P. Leary, LTD

10278 E. Hillery Drive
Scottsdale, Arizona 85255

Cell 480.991.1111
michaelpleary@cox.net

DATE : May 9, 2019
TO: Doris McClay, Scottsdale Senior Planner
FROM: Mike Leary
RE: 99-PA-2019 – **Abandonment Neighborhood Notification – Senior Living at McDowell Mountain Ranch**

The attached informational letter was sent to 115 interested parties and property owners within 750' of the subject property.

Attachments

- : letter to property owners and interested parties
- : map showing the area of notification
- : list of property owners within the notification area and interested parties

5-AB-2019
5/13/2019

Michael P. Leary, LTD

10278 E. Hillery Drive
Scottsdale, Arizona 85255

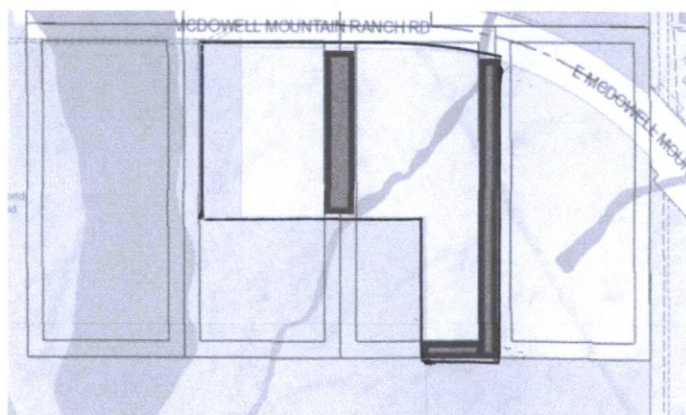
Cell (480) 991-1111
michaelpleary@cox.net

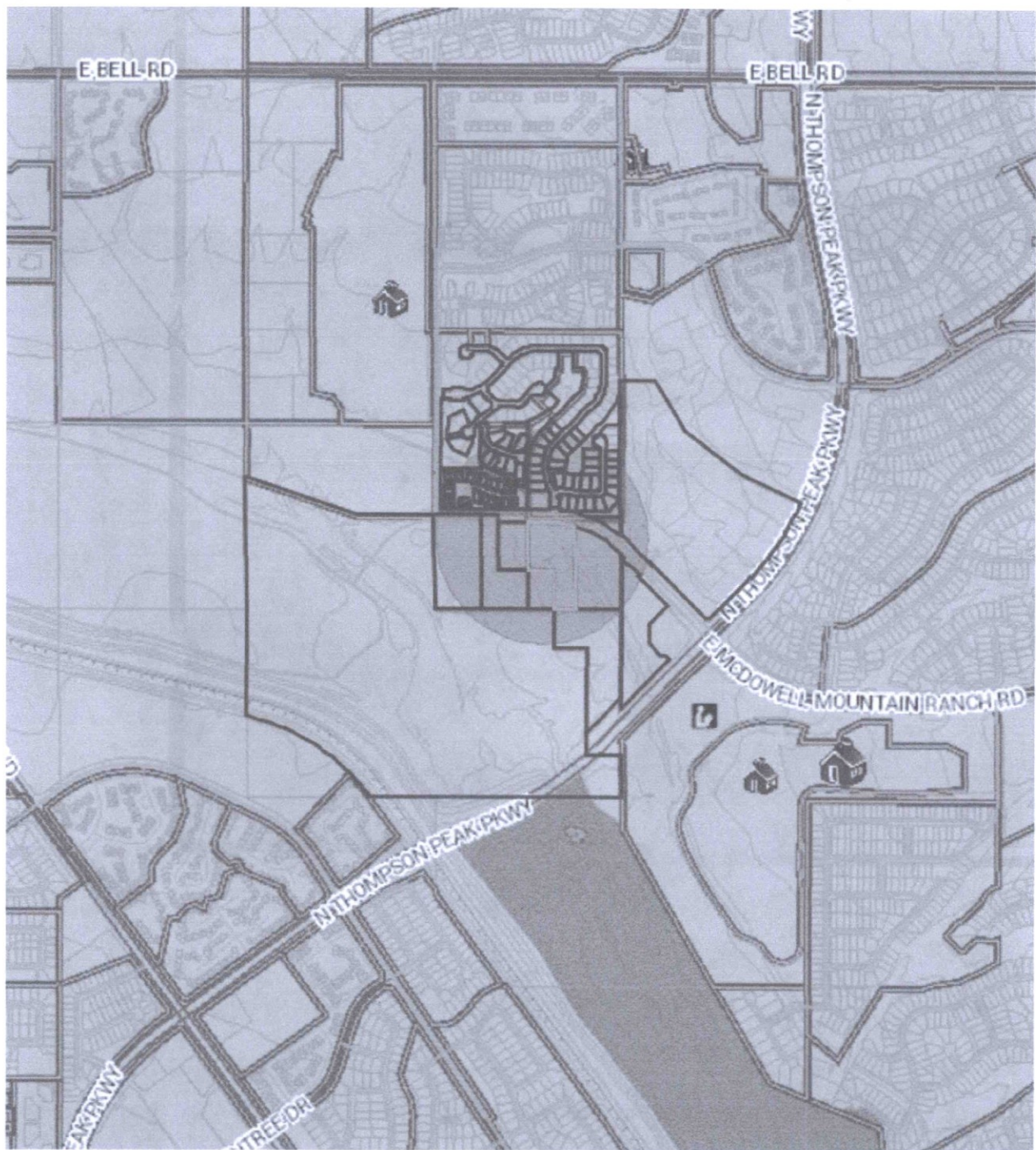
DATE: May 8, 2019
TO: Neighboring Property Owners and Interested Parties
FROM: Mike Leary, Development Consultant
RE: Senior Living at McDowell Mountain Ranch – GLO abandonments

I previously sent you notification of the proposed senior living development on property at 9909 E. McDowell Mountain Ranch Road (MMRR) which is a vacant parcel located on the South side of McDowell Mountain Ranch Road (MMRR) east of 98th Street. Concurrently with the zoning application we are submitting an application to abandon portions of GLO easements on the property. **General Land Office Easements** (also known as "government land office easements," and "GLO easements") were legal mechanisms which created right-of-way to ensure future access through, and to the interior of, lots or parcels created by the U.S. Small Tract Act of 1938, and was enacted in response to requests by primarily World War I Servicemen who wanted to move out in the desert for health and recreational purposes. The Small Tract Act was about the only method of making federal land available. Local counties were enthusiastic about "getting lands on the tax rolls", and were not concerned about infrastructure (roads, water, power, schools) to support such development. Small tract land patents were granted by the General Land Office (which merged with the United States Grazing Service in 1946 to form the US Bureau of Land Management). These patents transferred property owned by the U.S. government to private ownership. The parcels were generally 5 acres in size and the Government retained 33' wide easements along the perimeter of the properties for roadways and public utilities.

GLO easements are routinely abandoned as development occurs and City right-of-way and utilities installed elsewhere (e.g. McDowell Mountain Ranch Road and 98th Street). In regard to the Senior Living property, two easement areas are on the property and the reason for the abandonment request. Below is a graphic showing the location of the property as well as the 33' easements to be released.

If you should have any questions, please feel free to contact me at 480.991.1111 or michaelpleary@cox.net. You can also contact the Scottsdale Senior Planner Doris McClay assigned to this case 480.312.4214 and dmcclay@scottsdaleaz.gov. The preliminary case number is 99-PA-2019. Thank you!. ML





Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ	85250
Community Development Dir	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub		10305 E. Via Linda 103 Ste 345	Scottsdale	AZ	85258
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
Solange Whitehead	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Director	Arizona Department of Water Resources	1110 W. Washington Street STE 310	Phoenix	AZ	85007
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882	Phoenix	AZ	85011
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Guy Phillips	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Lane, Mayor	City of Scottsdale	7666 E. El Rancho Drive	Scottsdale	AZ	85260
John Berry/Michele Hammon Berry Riddell, LLC		6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton Drive	Scottsdale	AZ	85260
Kirste Kowalsky	Withey Morris, PLC	2525 E. Arizona Biltmore Circle, Suite A-212	Phoenix	AZ	85016
Larry S. Kush	City of Scottsdale Planning Commission	7127 E. Rancho Vista Dr. #1001	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Milhaven	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Marc Levy		10402 E Raintree Dr	Scottsdale	AZ	85255
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Michael Leary	Commercial Land Development Consulti	10278 East Hillery Drive	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Mike Ratzken		8725 E. Palo Verde Dr	Scottsdale	AZ	85250
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning & Development Dep	Maricopa County Planning & Developme	501 N. 44th Street, Suite 200	Phoenix	AZ	85008
Planning & Development Dire	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Sectic	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ	85018
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7144 E. Stetson Dr. #425	Scottsdale	AZ	85251
Marissa Moore, AICP	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072-2025
Steve Tyrrell		7753 E. Catalina Drive	Scottsdale	AZ	85251
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Suzanne Klapp	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259
Virginia Korte	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
W.J. Jim Lane - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331
	Granite Reef Neighborhood Resource Ce	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste. 1000	Phoenix	AZ	85012
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
Betty Janik		18490 N. 97th Way	Scottsdale	AZ	85255
Holly Talbot	Horseman's Park HOA	1600 W. Broadway Rd. Suite 200	Tempe	AZ	85282
Sue Pancaro	Horseman's Park HOA	16247 N. 99th Way	Scottsdale	AZ	85260

Name	Company	Address	City	State	Zip
JPMORGAN CHASE BANK NATIONAL ASSOCIATION		270 PARK AVE	NEW YORK	NY	10017
J GREEN PROPERTIES CORP		1200 HILARY LN	HIGHLAND PARK	IL	60035
PAMELAY JORDAN-CULPEPPER LIVING TRUST		1255 S MICHIGAN AVE APT 2109	CHICAGO	IL	60605
SPUS8 DAKOTA LP		PO BOX 638	ADDISON	TX	75001
CALIANNO DEBORAH J/VITO A II		616 TETON DR	MCKINNEY	TX	75071-6415
ARIZONA STATE LAND DEPARTMENT		1616 W ADAMS ST	PHOENIX	AZ	85007
HORSEMAN'S PARK HOMEOWNERS ASSOCIATION		2400 E BILTMORE CIR STE 1300	PHOENIX	AZ	85016
HORSEMAN'S PARK HOMEOWNERS ASSOCIATION		2400 E ARIZONA BILTMORE CIRCLE STE 1300	PHOENIX	AZ	85016
USA-BOR		23636 N 7TH ST	PHOENIX	AZ	85024
STEPHENSON JOHN JR		PO BOX 31967	PHOENIX	AZ	85046-1967
JAT DOVE CAPITAL LLC		7500 E LINCOLN DR	SCOTTSDALE	AZ	85250
CITY OF SCOTTSDALE		3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
WINSTAR PRO LLC		10405 E MCDOWELL MOUNTAIN RANCH RD STE 202 F	SCOTTSDALE	AZ	85255
MARTIN PATTI		9938 E MONTE CRISTO	SCOTTSDALE	AZ	85255
CAPITAL SERVICES MMRR LLC		8525 E PINNACLE PEAK RD #100	SCOTTSDALE	AZ	85255
KREW FAMILY TRUST		9270 E THOMPSON PEAK PKWY SUITE 357	SCOTTSDALE	AZ	85255
PERRY FAMILY REVOCABLE LIVING TRUST		10022 E STONECROFT DR	SCOTTSDALE	AZ	85255
LAKSHMANA S RALLAPALLI AND ARUNA PRABHA TRUST		16186 N 98TH WAY	SCOTTSDALE	AZ	85255
WINSTAR PRO L L C		10405 E MCDOWELL MOUNTAIN RANCH RD STE 250	SCOTTSDALE	AZ	85255
GRAYTHORN DEVELOPMENT LLC		13654 E GERONIMO RD	SCOTTSDALE	AZ	85259
S99TSC LLC		16134 N 111TH WY	SCOTTSDALE	AZ	85259
TOUSLEY CHRISTOPHER M/DEVRA S		16267 N 99TH PL	SCOTTSDALE	AZ	85260
KAYYEM REVOCABLE TRUST		16249 N 99TH PL	SCOTTSDALE	AZ	85260
JANET FLORENCE BUGGELN LIVING TRUST		16231 N 99TH PL	SCOTTSDALE	AZ	85260
BEIERMEISTER KATHLEEN L		16213 N 99TH PL	SCOTTSDALE	AZ	85260
BATES ANDREW J/DAWN E TR		16195 N 99TH PL	SCOTTSDALE	AZ	85260
FOSTER FAMILY LIVING TRUST		9906 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
BJORKMAN ERIC E/AMY B		9922 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
MCCRACKEN GARY		9850 E MCDOWELL MOUNTAIN RANCH RD # 1003	SCOTTSDALE	AZ	85260
LESUEUR KYLE		9954 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
STIEBER MARTIN D/CATHERINE E TR		9970 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
KAADIGE MOHAN RAO/PAMARTHI REENA		16190 N 99TH WAY	SCOTTSDALE	AZ	85260
RAAD GHASSAN/MARCELLA TR		10610 N 99TH WY	SCOTTSDALE	AZ	85260
PARK FAMILY TRUST		16230 N 99TH WY	SCOTTSDALE	AZ	85260
SUSIE OKUN LIVING TRUST		9850 E MCDOWELL MOUNTAIN RANCH RD 1026	SCOTTSDALE	AZ	85260
PANCARO JOSEPH R/CORSARO SUELLYN		16247 N 99TH WAY	SCOTTSDALE	AZ	85260
MALAEKEH MICHAEL/MITRA		16229 N 99TH WAY	SCOTTSDALE	AZ	85260
PATEL FAMILY TRUST		16211 N 99TH WY	SCOTTSDALE	AZ	85260
TERZIS KATERINA P		16191 N 99TH WY	SCOTTSDALE	AZ	85260
GRANT EDWIN H IV/JENNIFER J		16125 N 99TH WY	SCOTTSDALE	AZ	85260
ECKHOLDT JASON E/CELINE		9987 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
THORPE CRAIG S/SHANNON M		9971 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
AGRAWAL ANUP/ANJALI		9955 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
SAJEEV LIVING TRUST		9939 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
WILLIAM AND NANCY HORNE 2003 TRUST		9923 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
ASLIGUL CAKMAK REVOCABLE TRUST		9118 E CAMINO DEL SANTO	SCOTTSDALE	AZ	85260
PETERSEN TROY R/JACQUELINE C		16156 N 99TH PL	SCOTTSDALE	AZ	85260
VODICKA ROBERT E III/CANDACE L		16180 N 99TH PL	SCOTTSDALE	AZ	85260
ULLMANN LARRY/TERESA		16196 N 99TH PL	SCOTTSDALE	AZ	85260
STEPHENSON ANNE K		16212 N 99TH PL	SCOTTSDALE	AZ	85260
SHAWN C DEYELL TRUST		16228 N 99TH PL	SCOTTSDALE	AZ	85260
LEE DANNY D/MELINDA B		16244 N 99TH PL	SCOTTSDALE	AZ	85260
TUCKER DAVID/SYLVIA		16260 N 99TH PL	SCOTTSDALE	AZ	85260
JORDAN E SALASNEK TRUST		16292 N 99TH PL	SCOTTSDALE	AZ	85260
NICK P CATSIBRIS LIVING TRUST		16157 N 99TH WAY	SCOTTSDALE	AZ	85260
VARNER JAIME L		9850 E MCDOWELL MTN RD UNIT 1012	SCOTTSDALE	AZ	85260
VARNER TAYLOR J		9850 E MCDOWELL MOUNTAIN RANCH RD 1013	SCOTTSDALE	AZ	85260
POSIN KEITH/JIAN B		9853 E MIRASOL CIR	SCOTTSDALE	AZ	85260
CLARIDGE ODETTE NAZARIAN/RYAN		9837 E MIRASOL CIR	SCOTTSDALE	AZ	85260
ENGELBERG FAMILY TRUST		16274 N 98TH PL	SCOTTSDALE	AZ	85260
COHEN MARIE TR		16250 N 98TH PL	SCOTTSDALE	AZ	85260
SCHWAB JUSTIN/CARISSA		16251 N 98TH PL	SCOTTSDALE	AZ	85260
ANDRE DERIC D		16281 N 98TH WAY	SCOTTSDALE	AZ	85260
BRECK JAMES EDWARD JR/MIEKE LOUISE		16233 N 98TH WY	SCOTTSDALE	AZ	85260
GRUNWALD ANDREW W		8111-527 15029 N THOMPSON PEAK PKWY	SCOTTSDALE	AZ	85260
MURUGAPPAN CHOCKALINGAM/SOLAYAPPAN ALAMELU		16138 N 98TH WY	SCOTTSDALE	AZ	85260
TAYLOR PHILIP		16234 N 98TH WAY	SCOTTSDALE	AZ	85260
JANINE C LEVIN TRUST		9850 E MCDOWELL MOUNTAIN RANCH RD # 1009	SCOTTSDALE	AZ	85260
16295 LLC		PO BOX 13122	SCOTTSDALE	AZ	85267
HORSEMAN'S PARK COMMUNITY ASSOCIATION		1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
BOO-NARAYANAN 2010 REVOCABLE TRUST		1135 OLIVE BRANCH LN	SAN JOSE	CA	95120
YORITA DAVID A/MELINDA M		2447 196TH AVENUE SE	SAMMAMISH	WA	98075
SPH PROPERTY ONE LLC		1301 2ND AVE FL 31	SEATTLE	WA	98101
All Fakh	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Cloverfield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Carla		3420 N. 78th Street	Scottsdale	AZ	85251



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

I, Alex Acevedo, being first duly sworn, depose and say:

That on October 4, 2019, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: October 8, 2019

Case No.	Description and Location of Project	No. of Signs	Date Posted
5-AB-2019	Senior Living at McDowell Mountain Ranch, 9875 E McDowell Mountain Ranch Rd	1	10-4-19

Date of Planning Commission Public Meeting: October 23, 2019, AT 5:00 P.M. in the City Hall Kiva, Scottsdale, Arizona.

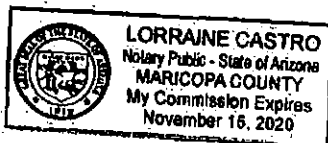
Alex Acevedo

(Signature)

Acknowledged this 6th day of October 2019.

Lorraine Castro
(Notary Public)

My commission expires 11/15/2020



Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

ss

I, Christopher Zimmer, being first duly sworn, depose and say:

That on September 4, 2019, I posted notification poster(s) for the properties indicated below.

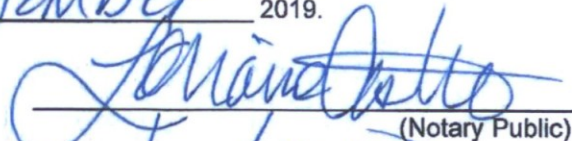
Site(s) must be posted on or before: September 10, 2019

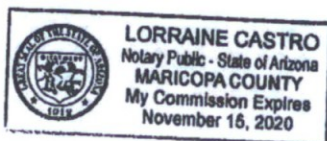
Case No.	Description and Location of Project	No. of Signs	Date Posted
5-AB-2019	Senior Living at McDowell Mountain Ranch, 9875 E McDowell Mountain Ranch Rd	1	9-4-19

Date of Planning Commission Public Meeting: SEPTEMBER 25, 2019, AT 5:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.


(Signature)

Acknowledged this 4th day of September 2019.


(Notary Public)
My commission expires 11/15/2020



Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

ss

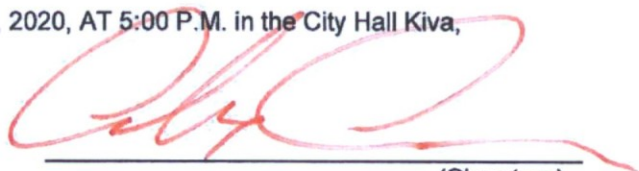
I, Alex Acevedo, being first duly sworn, depose and say:

That on December 20, 2019, I posted notification poster(s) for the properties indicated below.

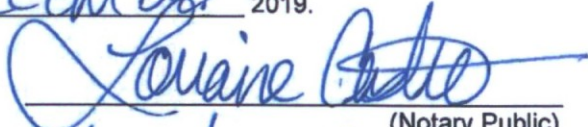
Site(s) must be posted on or before: December 25, 2019

Case No.	Description and Location of Project	No. of Signs	Date Posted
5-AB-2019	Senior Living at McDowell Mountain Ranch, 9875 E McDowell Mountain Ranch Rd	1	12-20-19

Date of City Council Public Meeting: January 21, 2020, AT 5:00 P.M. in the City Hall Kiva, Scottsdale, Arizona.


(Signature)

Acknowledged this 20th day of December 2019.


(Notary Public)

My commission expires 11/15/2020



Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088